128.0	0003	0006.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 895,000 / 895,000
					USE VALUE: 895,000 / 895,000
					ASSESSED: 895,000 / 895,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		ORCHARD PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TARKINGTON HAROLDD W	
Owner 2:		
Owner 3:		
Street 1:	4 ORCHARD PLACE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,260 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1940, having primarily Wood Shingle Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4260.000	451,700	5,100	438,200	895,000
Total Card	0.098	451,700	5,100	438,200	895,000
Total Parcel	0.098	451,700	5,100	438,200	895,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.89 | /Parcel: 406.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	83082
GIS Ref	
GIS Ref	
Insp Date	05/08/18

!10028!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	451,700	5100	4,260.	438,200	895,000	895,000	Year End Roll	12/18/2019
2019	104	FV	360,100	5200	4,260.	410,900	776,200	776,200	Year End Roll	1/3/2019
2018	104	FV	367,700	5200	4,260.	339,600	712,500	712,500	Year End Roll	12/20/2017
2017	104	FV	345,800	5200	4,260.	312,200	663,200	663,200	Year End Roll	1/3/2017
2016	104	FV	345,800	5200	4,260.	284,900	635,900	635,900	Year End	1/4/2016
2015	104	FV	290,900	5300	4,260.	279,400	575,600	575,600	Year End Roll	12/11/2014
2014	104	FV	290,900	5300	4,260.	259,700	555,900	555,900	Year End Roll	12/16/2013
2013	104	FV	301,900	5300	4,260.	247,100	554,300	554,300		12/13/2012

PRINT

Date	Time
12/11/20	00:23:41

LAST REV

Date	Time
05/16/18	14:30:43

ekelly

PAT ACCT. 10028

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEISLER ADAM	26707-40		9/30/1996		224,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2002	371	Addition	75,000	C		G4	GR FY04	DEMO ADDITION-BUIL
4/25/2002	368	Redo Bat	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	CC	Chris C
3/18/2009	Inspected	189	PATRIOT
2/11/2009	Measured	345	PATRIOT
5/13/2000	Inspected	270	PATRIOT
12/22/1999	Mailer Sent		
12/1/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4260		Sq. Ft.	Site		0	80.	1.29	9									438,242						438,200	

Total AC/HA: 0.09780 | Total SF/SM: 4260 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 438,242 | Spl Credit | Total: 438,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.29102564
Const Adj.:	1.00969899
Adj $ / SQ:	208.568
Other Features:	130000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	554916
Depreciation:	103214
Depreciated Total:	451702

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

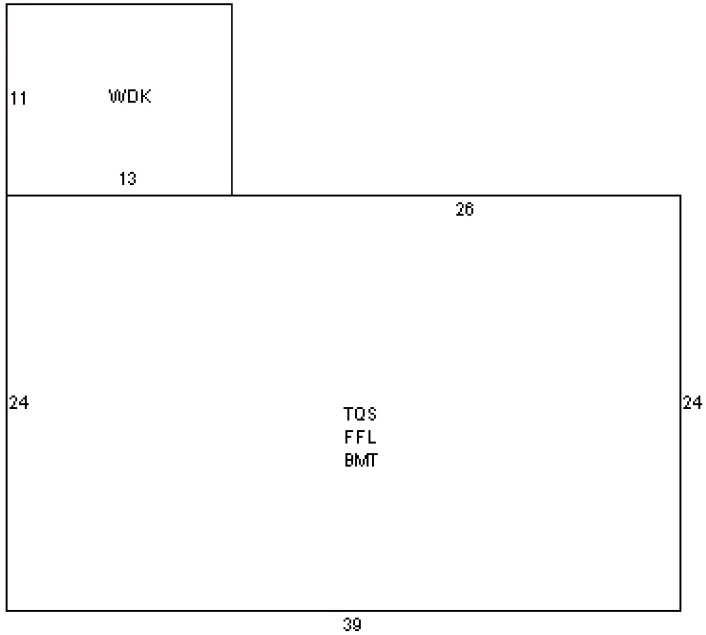
No Unit	RMS	BRS	FL
1	5	2	
1	4	2	
Totals			
2	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	208.57
Special Features:	0	Val/Su Net:	166.25
Final Total:	451700	Val/Su SzAd	275.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	86.970	81,406
FFL	First Floor	936	208.570	195,219
TQS	3/4 Story	702	208.570	146,414
WDK	Deck	143	13.120	1,876
	Net Sketched Area:	2,717	Total:	424,915
Size Ad	1638	Gross Are	2951	FinArea 2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1940	26.96	T	40	104			3,400			3,400
96	Whirl Pool	D	Y	1	4	A	AV	2003	500.00	T	12.8	104			1,700			1,700

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100